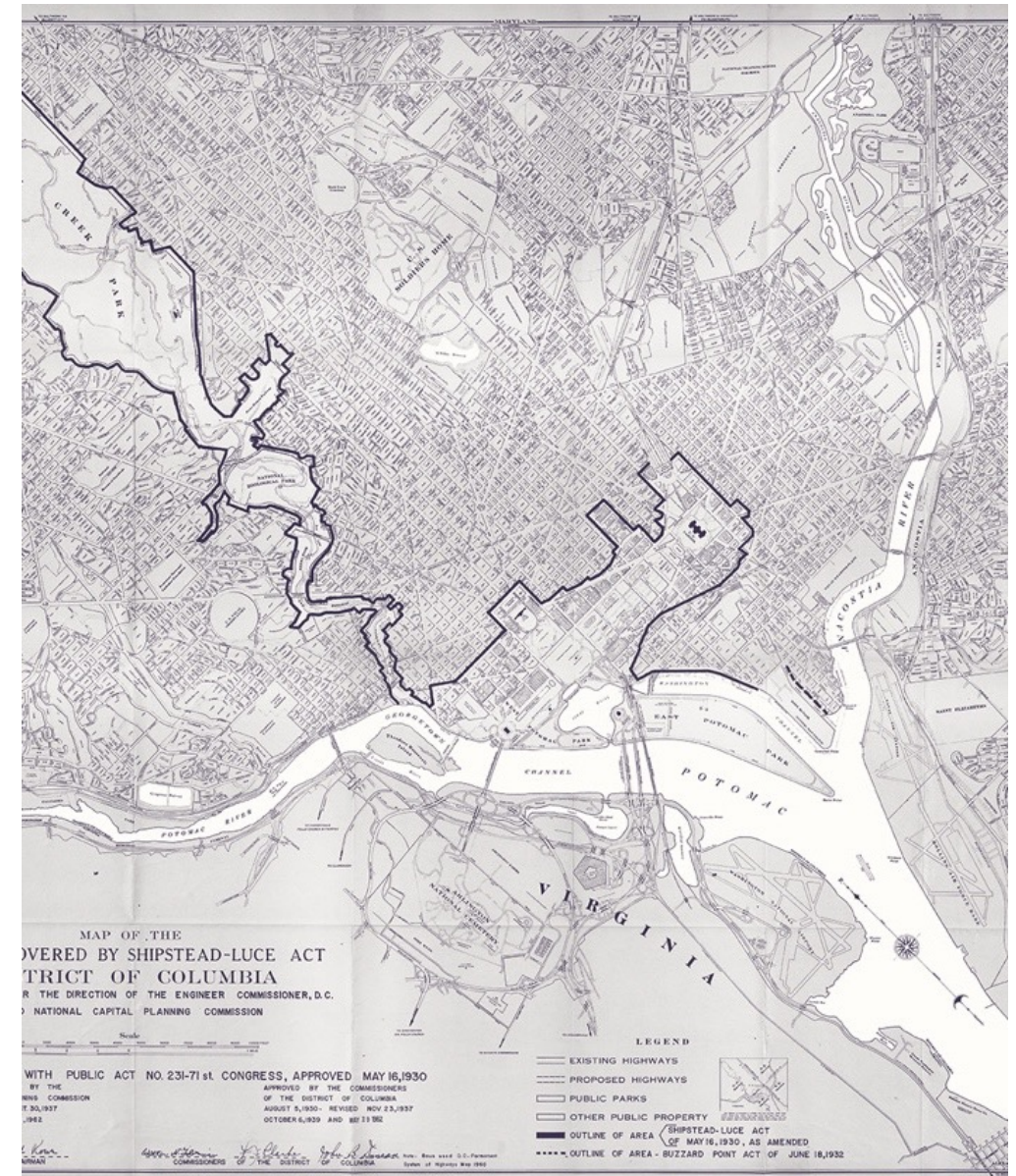


Commission Of Fine Arts  
Shipstead-Luce Preliminary Design Review Application  
5906 17<sup>th</sup> St, NW, Washington, DC

January 5, 2023





Government of the  
District of Columbia

# APPLICATION AND REFERRAL TO THE US COMMISSION OF FINE ARTS FOR SHIPSTEAD-LUCE REVIEW

SL
HPA

In accordance with the Shipstead-Luce Act of 1930 (Public Law 231, 71<sup>st</sup> Congress) this application/transmittal is being transmitted to the US Commission of Fine Arts (CFA) for review and recommendation before a building permit can be issued. Construction in some of these areas is also subject to review by the Historic Preservation Review Board (HPRB) under the DC Historic Landmark and Historic District Protection Act of 1978. These reviews are initiated with the completion and submission of this form.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY CFA AND HPRB, AS APPLICABLE:

- ☒ **CONCEPTUAL REVIEW** to receive guidance at the early stages of design
- ☐ **PERMIT REVIEW** to receive a recommendation on building permit application No. \_\_\_\_\_  
*I have submitted a permit application with the DC Department of Consumer and Regulatory Affairs*

## 1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Project Address: 5906 17th Street, NW Washington, DC 20011

Square: 2742 Lot: 0014 Historic District: N/A

To find your square, lot and historic district, see [www.propertyquest.dc.gov](http://www.propertyquest.dc.gov)

Property Owner's Name: 5906 17th ST, LLC

Owner Address (if different from project address): 23 Wades Court, Rehoboth Beach, DE 19971

Owner Phone: 202-841-5811 Owner Email: dfranco@level2development.com

Applicant's Name (if different from owner): David Franco

Agent's Capacity: ☐ Tenant ☐ Architect ☐ Contractor ☐ Contract Purchaser ☐ Expediter ☐ Other

Agent Address (if different from owner): \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Agent Email: \_\_\_\_\_

- ☒ I am currently the owner of the property
- ☐ I am an authorized representative of the property owner
- ☐ I am or represent a potential purchaser of the property

## 2. SUBMISSION MATERIALS FOR CFA AND HPRB

All materials must be submitted via email to [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov).

The following digital materials are included with this application:

- ☒ Set of comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)
- ☒ Site plan showing the existing footprint of the property and adjacent buildings
- ☒ Building plans, elevations, site plan, and details sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

For more information on CFA submission requirements, see [www.cfa.gov/project-review/shipstead-luce](http://www.cfa.gov/project-review/shipstead-luce) or contact CFA staff at 202-504-2200

## 3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

☐ Addition ☐ Exterior Alteration ☒ New Construction ☐ Subdivision ☐ Other

Briefly describe the nature of the project: New single family home on vacant lot

\_\_\_\_\_

\_\_\_\_\_

(over)

	YES	NO	UNSURE
Is the proposed work visible from a public street or alley?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. *Homeowners proposing work on their own house do not need to provide this information.*

## 5. EASEMENTS

	YES	NO	UNSURE
Is there a conservation easement on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 6. COMMUNITY CONSULTATION

	YES	NO	UNSURE
Have you shared project information with abutting neighbors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission (ANC)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
To locate your ANC, see <a href="http://www.anc.dc.gov/anc/site">www.anc.dc.gov/anc/site</a>			

## 7. ZONING REGULATIONS AND CONSTRUCTION CODE

	YES	NO	UNSURE
Will the project cause a change in building footprint or lot occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

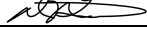
Briefly describe the nature of any zoning variances or code relief being sought: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 8. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature:  Date: January 4, 2023

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office (HPO) via email to [historic.preservation@dc.gov](mailto:historic.preservation@dc.gov). Upon review of this submission, CFA or HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to CFA and HPRB, if required, may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see [www.cfa.gov](http://www.cfa.gov) or [www.preservation.dc.gov](http://www.preservation.dc.gov).



Historic Preservation Office  
DC Office of Planning  
(202) 442-8800  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

District of Columbia  
Office of Planning





# Aerial View of Site and Surroundings (looking west)



Subject lot



## Site Photographs



Western view from front of lot



Eastern view from back of lot



## Site Photographs



North adjacent neighbors (left house)

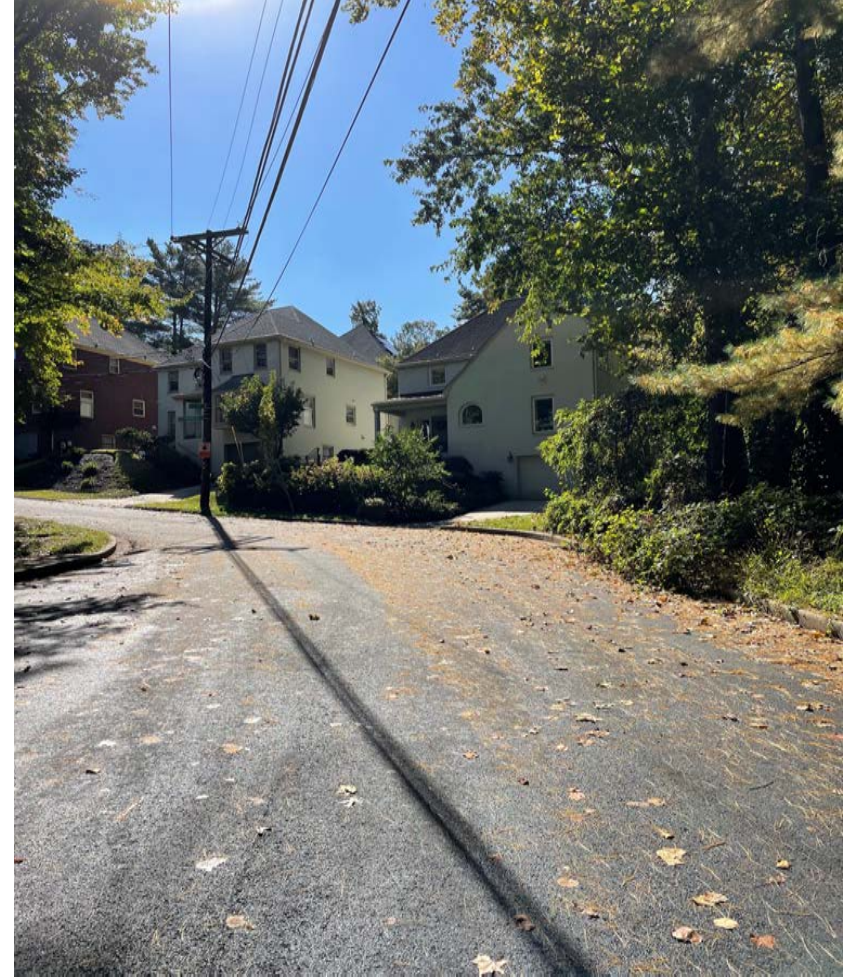


Subject lot

North adjacent neighbor's rear of house (view from rear corner of lot towards neighbor)



## Site Photographs



Southeast neighbor (across park land)



## Site Photographs



Southeast neighbor



Northwest view of subject lot and neighboring houses



## Site Photographs

Subject lot



17th ST southern view towards Manchester LN



Neighbor  
Conditions



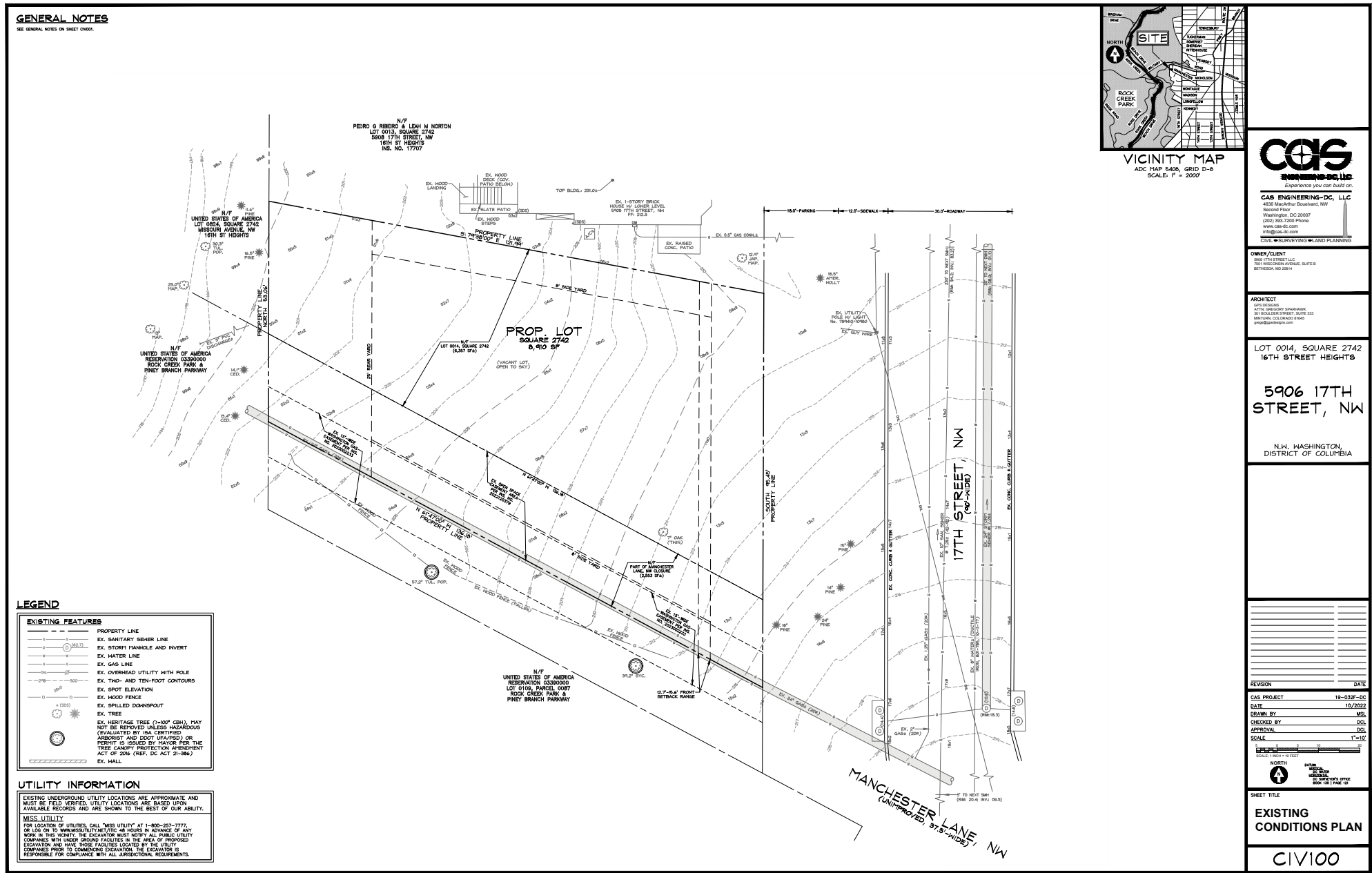


Zoning Information

ZONING							
Zone R-16	Height / Stories	Min Lot Width / Area	Lot Occupancy	Front Set Back	Rear Yard	Side Yard	Pervious Area
Max or Required	40' / 3	50' / 5,000 SF	40%	12'6"	25'	8'	50%
Provided	32'4' / 2	95' / 8,910 SF	36%	12'6"	25'	11'2"	50%-56%



# Existing Conditions

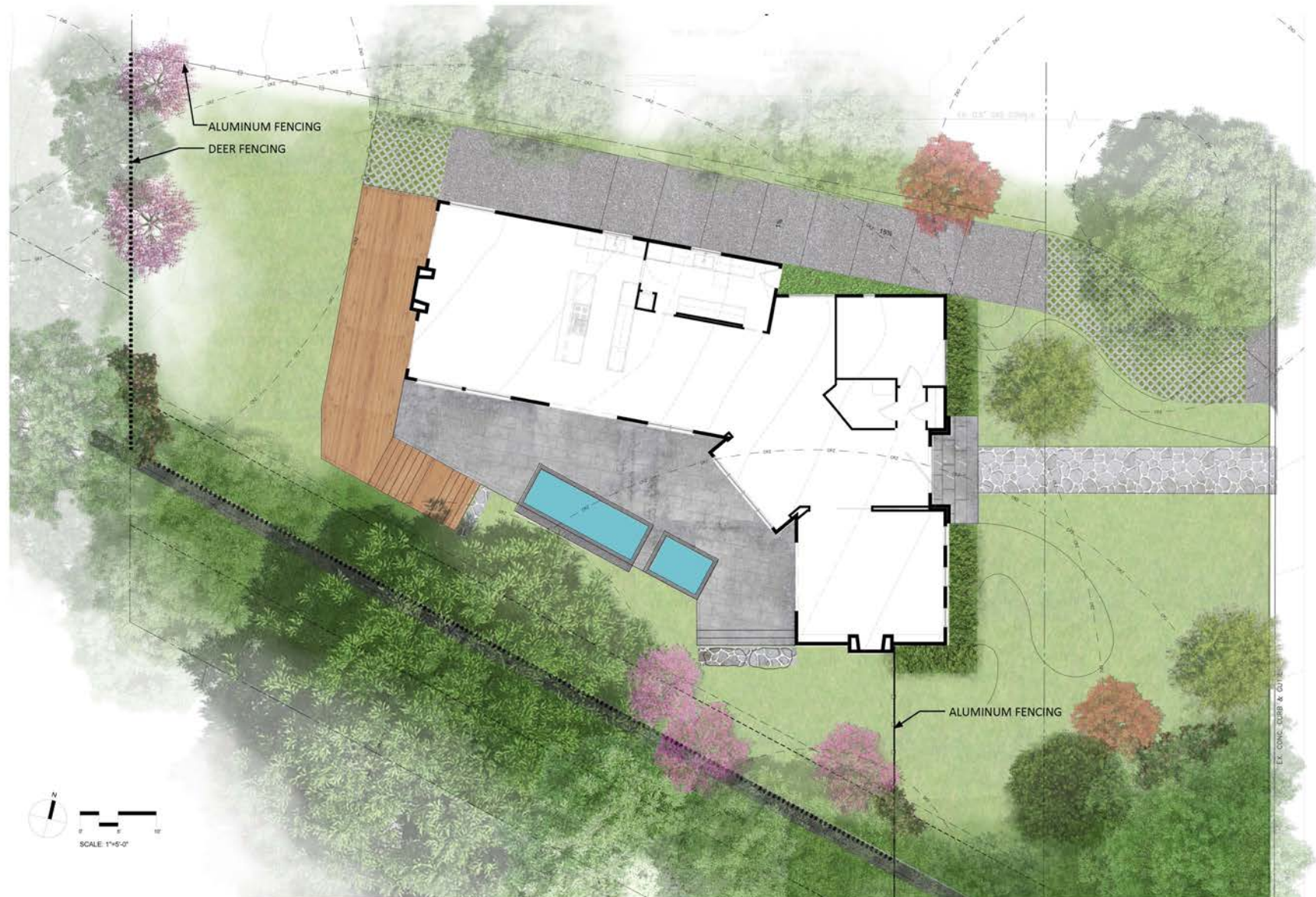






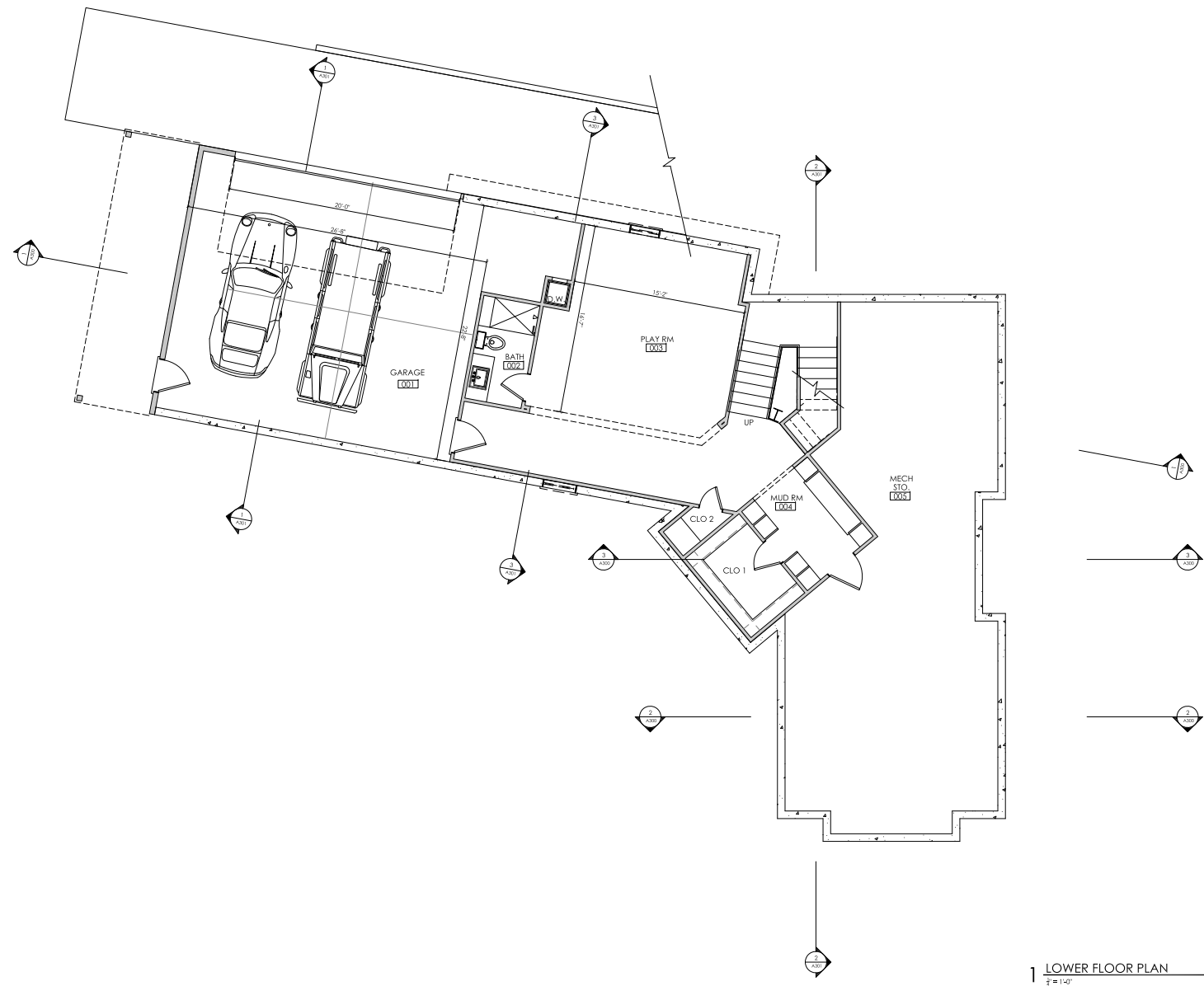


# Landscape Plan





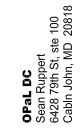
# Architectural – Floor Plans (lower floor)









[illegible]

**PROJECT**  
5906 17th Street, NW  
Washington DC 20011  
**PROJECT NO.**  
22\_SR-Franco

**ISSUE**  
10 October 2022

**RELEASE**  
Review

UPPER  
FLOOR  
PLAN

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A102

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# Architectural Plans – Elevations



OP-1, DC  
Site Report  
6428 78th St, Ste 100  
Cabin John, MD 20818

PROJECT  
5008 17th Street, NW  
Washington DC 20011  
PROJECT NO.  
P2\_GPS\_Franco

ISSUE  
29 December 2022  
RELEASE  
Review

Elevations  
A200





① South Elevation  
1/4" = 1'-0"



② Rear Elevation  
1/4" = 1'-0"

**OPAL DC**  
Sean Ruppert  
6423 79th St., Ste 100  
Cabin John, MD 20818

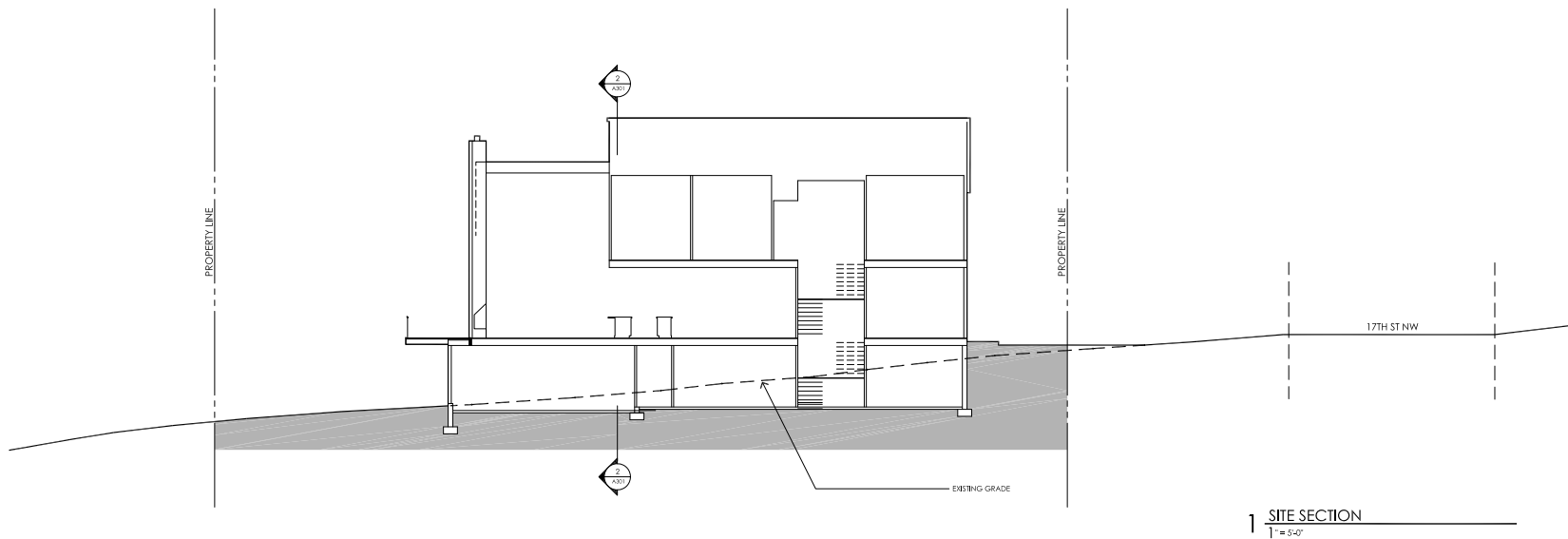
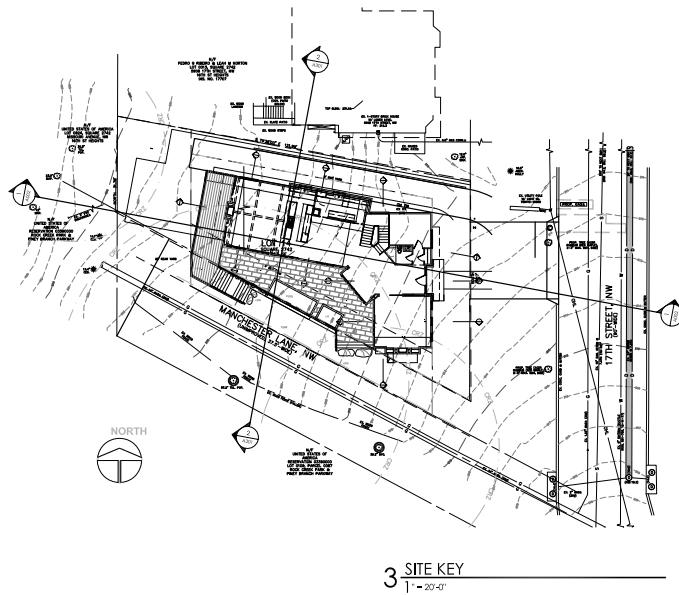
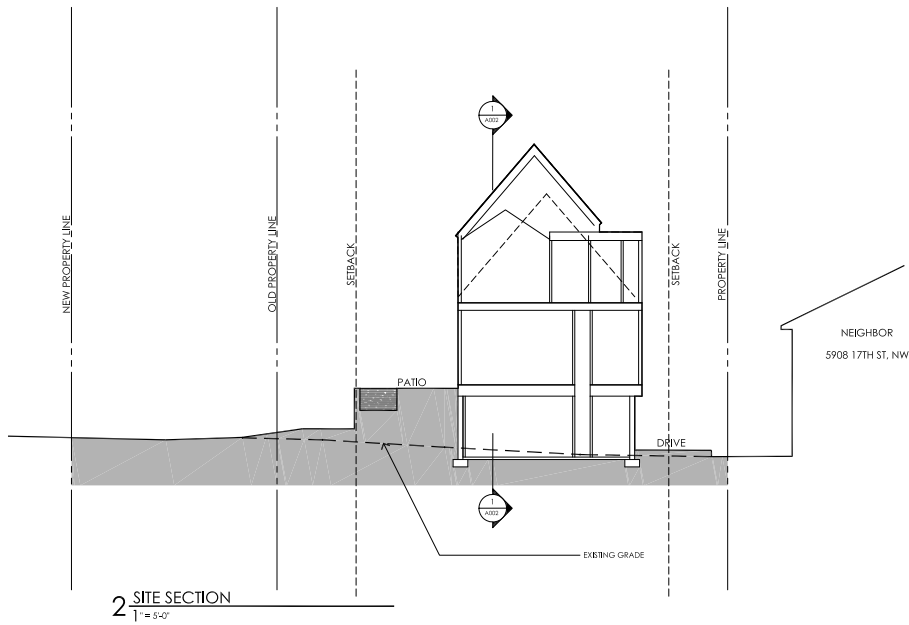
**PROJECT**  
5906 17th Street, NW  
Washington DC 20011  
**PROJECT NO.**  
ZZ\_SK\_Francis

**ISSUE**  
29 December 2022

**RELEASE**  
Review



# Site Sections



**GPS**  
DESIGNS  
ARCHITECTURE  
301 Boulder St, #333  
Mintum CO 81645

**OPAL DC**  
Sean Ruppert  
6428 79th St, Ste 100  
Cabin John, MD 20818

**PROJECT**  
5908 17th Street, NW  
Washington, DC 20011  
**PROJECT NO.**  
22\_SF-Franco

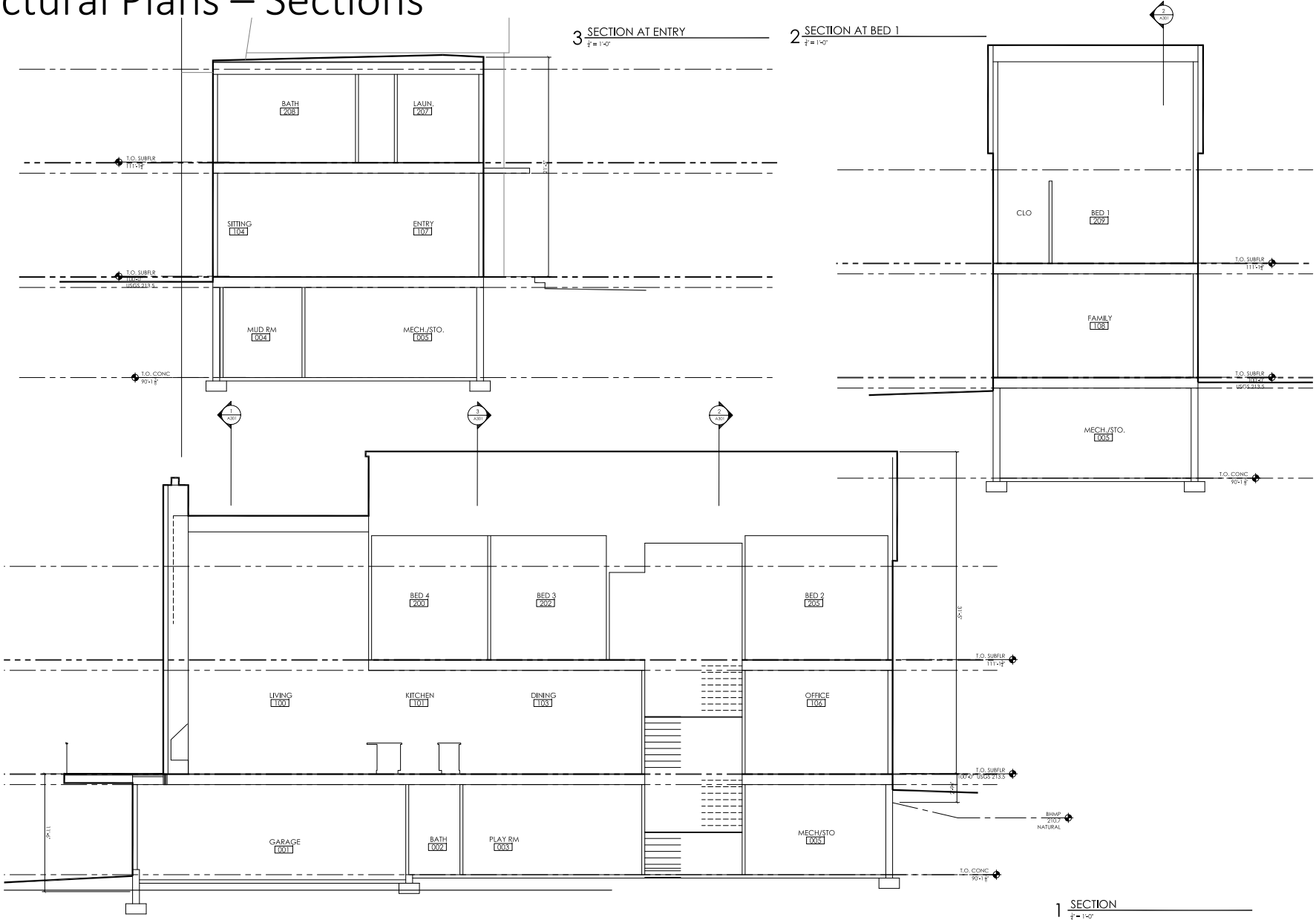
**ISSUE**  
12 January, 2023  
**RELEASE**  
CFA - nrd

SITE  
SECTIONS

**A002**  
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# Architectural Plans – Sections



**GPS**  
DESIGNS  
ARCHITECTURE  
301 Boulder St, #333  
Mintum CO 81645

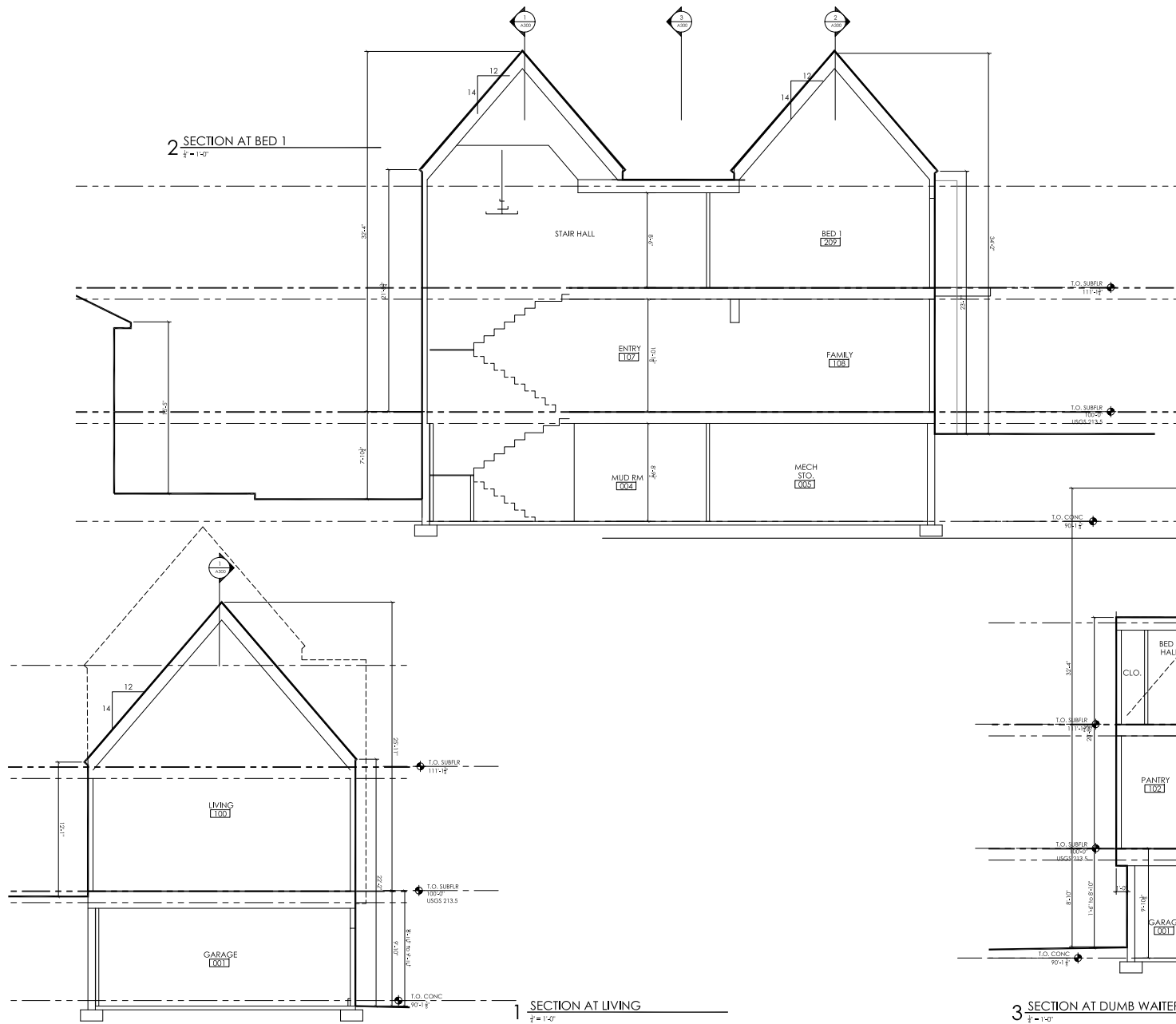
**OP&L DC**  
Sean Ruppert  
301 Boulder St, #333  
Mintum CO 81645

**PROJECT**  
3008 17th Street, NW  
Washington, DC 20011  
**PROJECT NO.**  
22\_SR-Franco

**ISSUE**  
12 January 2023  
**RELEASE**  
CFA - rvd

SECTIONS  
**A300**  
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# Massing Studies



OPAL DC  
5006 17th Street, NW  
Washington DC 20011  
6428 79th St, Ste 100  
Cabin John, MD 20818

PROJECT  
5006 17th Street, NW  
Washington DC 20011  
PROJECT NO.  
22\_SR\_Franco

ISSUE  
23 December 2022  
RELEASE  
Review

# Renderings

## Brick color examples





# Renderings





# Renderings





# Renderings



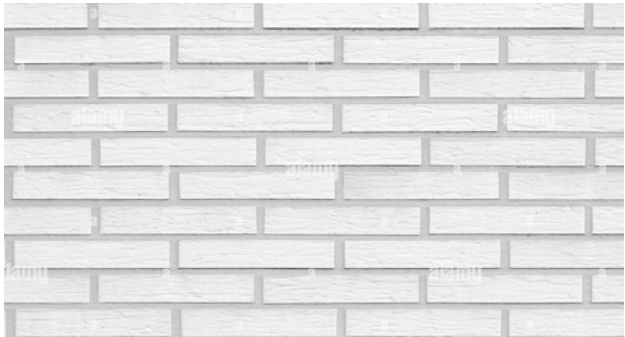
Sample Materials – Façade



Delta Mills - Mojave Thermal Radiata – Smooth Spicewood



Delta Mills - Western Red Cedar – Delta Black



Brick



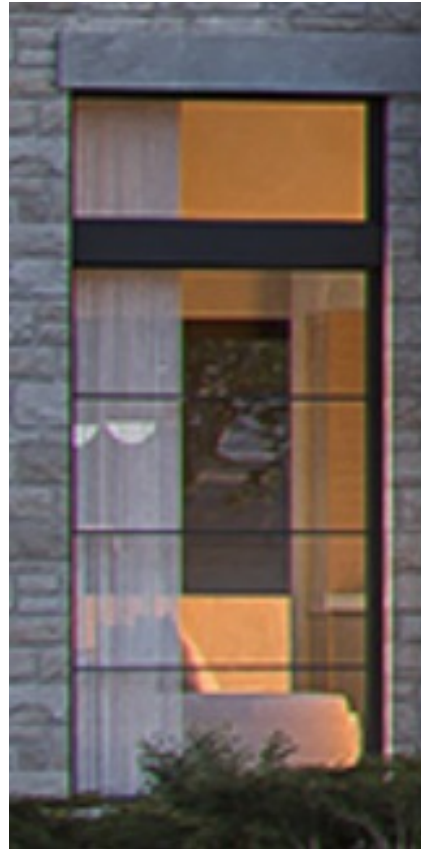
Brick



Brick



## Precedent Images- Facade



Note: Sample materials are a representation of styles of material being used/considered

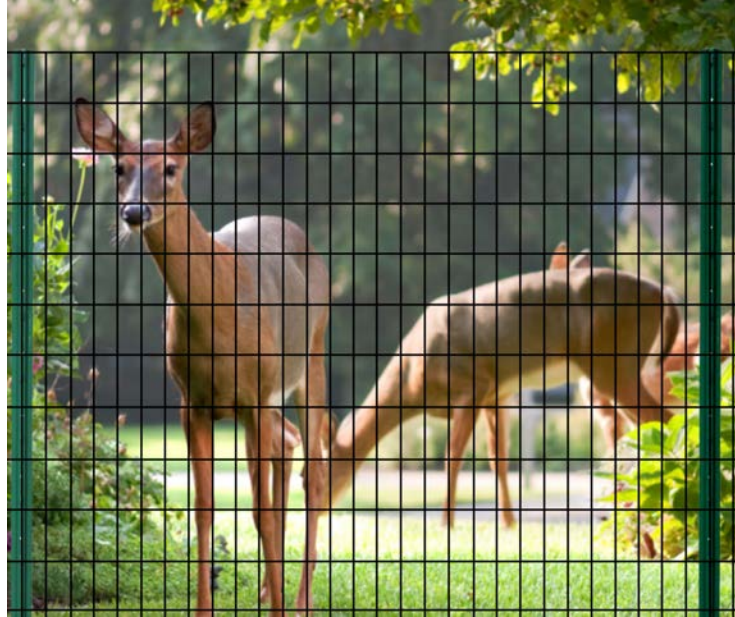
## Precedent Images— Façade



Note: Sample materials are a representation of styles of material being used/considered



## Precedent Images – Fencing



### Iron or Aluminum and Deer Fence

Note: Sample materials are a representation of styles of material being used/considered



## Precedent Images– Deck/Pool



Note: Sample materials are a representation of styles of material being used/considered